

63028

K-38635

WARRANTY DEED—TENANTS BY ENTIRETY

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11201

KNOW ALL MEN BY THESE PRESENTS, That Mary Lou Stewart

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ronald D. Smith and JoAnne K. Smith, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of Block 41 of Hillside Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows: Beginning at a point on the Northwestern line of Portland Street which is 50.0 feet Northeasterly from the Southwesterly corner of said Block 41; thence continuing Northeasterly along the Northwestern line of Portland Street a distance of 120.0 feet to a point; thence Northwesternly parallel with the Southwesterly line of Hillside Avenue a distance of 150.0 feet to a point; thence Southwesterly parallel with the Northwestern line of Portland Street a distance of 120.0 feet to a point; thence Southeasterly parallel with the Southwesterly line of Hillside Avenue a distance of 150.0 feet to the point of beginning.

Subject to easements and rights of way of record and apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 115,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20 day of June, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Mary Lou Stewart

STATE OF OREGON,

County of Klamath } ss.
June 20, 1986

STATE OF OREGON, County of } ss.
1986

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named Mary Lou Stewart

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ronald & Joanne Smith
2035 Portland St.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of June, 1986, at 2:00 o'clock P.M., and recorded in book/reel/volume No. M86 on page 11201 or as fee/file/instrument/microfilm/reception No. 63028, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy